



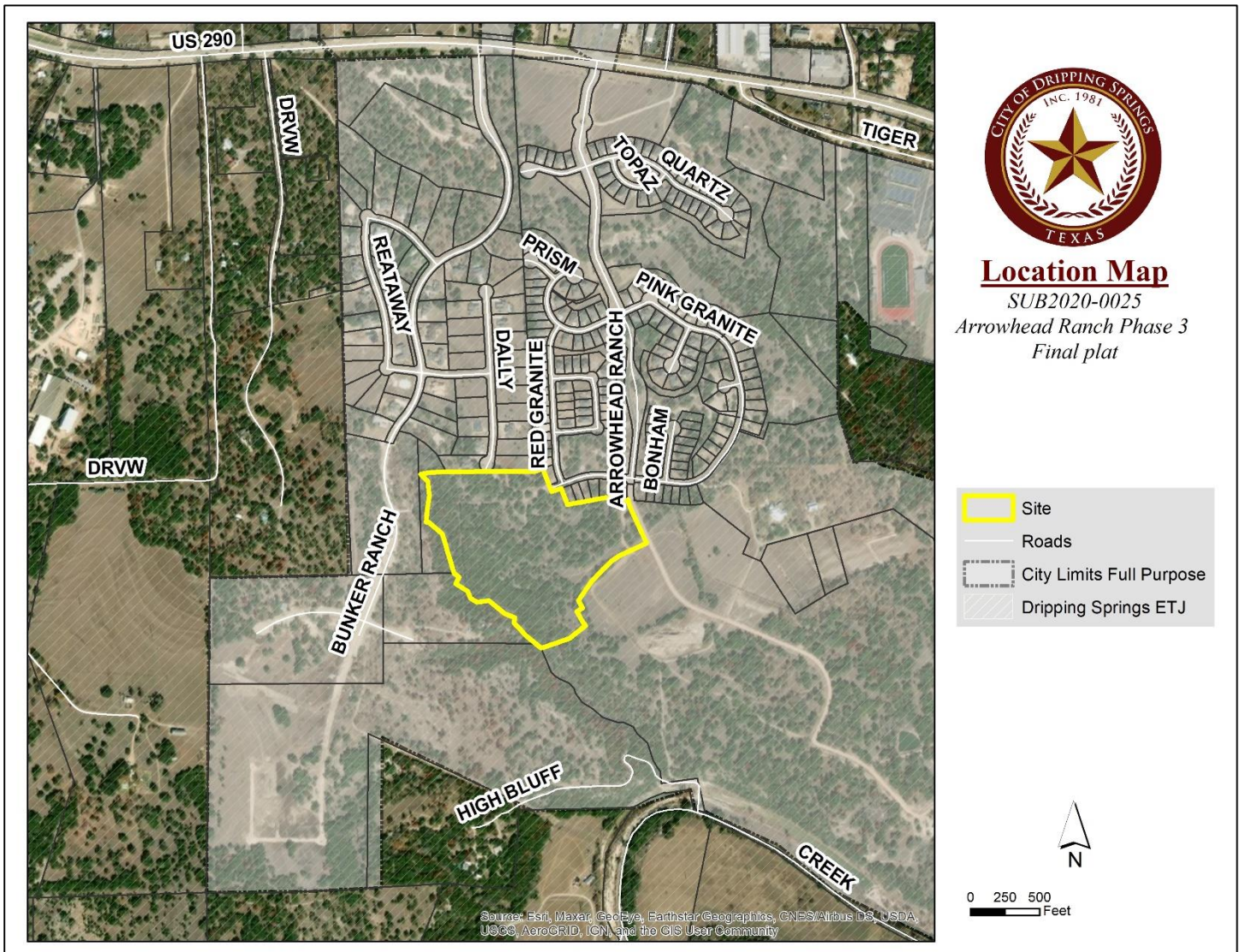
# Planning and Zoning Commission

## Planning Department Staff Report

**Planning and Zoning Commission Meeting:** December 16, 2020  
**Project No:** SUB2020-0025  
**Project Planner:** Amanda Padilla, Senior Planner

### Item Details

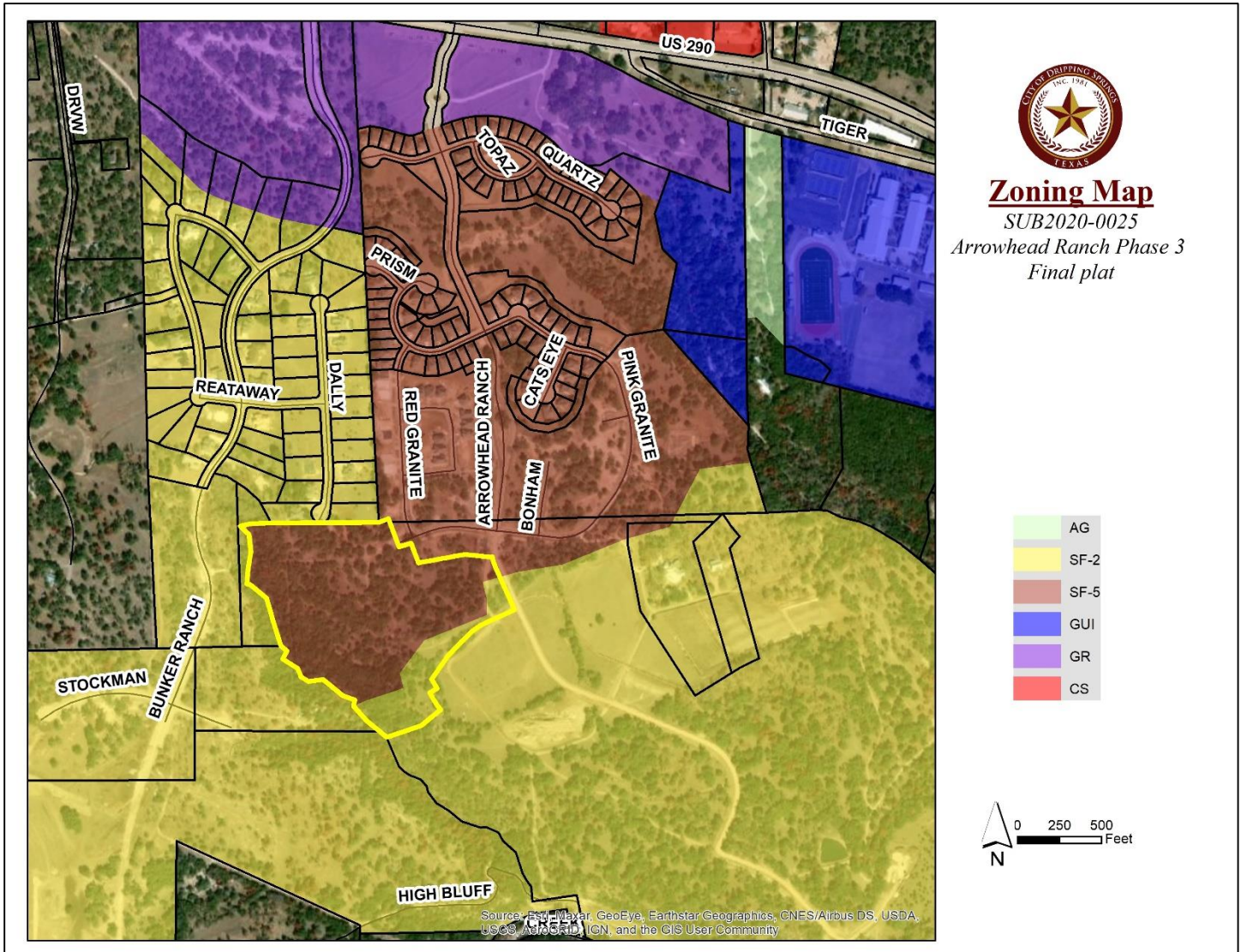
**Project Name:** Arrowhead Ranch Phase 3  
**Property Location:** 1610 Creek Rd, Dripping Springs, TX 78620  
**Legal Description:** A0222 BENJAMIN F. HANNA SURVEY, ACRES 183.793  
**Applicant:** Kelly Hickler, Carlson, Brigrance, and Doering, Inc.  
**Property Owner:** TF Arrowhead Ranch, L.P.  
**Request:** Applicant is requesting to Final Plat Arrowhead Ranch Phase 3  
**Staff recommendation:** Staff is recommending denial of Arrowhead Ranch Phase 3 Final Plat based on outstanding comments



# Planning Department Staff Report

The applicant is requesting to Final plat Arrowhead Ranch Phase 3. The Arrowhead Ranch development is planned as a low-density single-family residential development Zoned SF-5 and SF-2 within the Full Purpose City Limits of Dripping Springs. The tract is located off Arrowhead Ranch Boulevard south of Arrowhead Ranch Phase 2A & 2B. The 27.718-acre Final Plat consists of a total of 72 lots. Of the 72 lots there are 67 single-family lots.

The Tract is located within the watershed of Onion Creek and is within the Contributing Zone to the Edwards Aquifer. Access to this tract will be provided from Arrowhead Ranch Boulevard. The internal streets will be constructed as two paved lanes totaling 20' with 2' ribbon curb. A 4' sidewalk is proposed to run along one side of the street. Additionally, emergency access will be facilitated via a gated emergency access from Pink Granite Boulevard into Bunker Ranch (shown as Lot 31, Block D).



Arrowhead Ranch Final Plat utility providers are listed below:

Water: Dripping Springs Water Supply Corporation.

Wastewater: Wastewater service will be provided by the City of Dripping Springs.

Electric: PEC

Per the Arrowhead Amended and Restated Development Agreement between the City of Dripping Springs & TF Arrowhead, LP, the Parkland dedications have been satisfied.

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## Recommendation:

Staff is recommending *disapproval of the plat with the outstanding comments* attached (see below Section).

The property is within a Development Agreement, once all comments have been met the proposed plat will be consistent and comply with the development standards set forth in the Development Agreement and City Ordinances.

## Outstanding Comments:

Please see Exhibit 3- Outstanding Comments Letter

## Public Notification

Signs were posted on the site; notice was placed on the City Website.

## Meetings Schedule

December 16, 2020 Planning and Zoning Commission

## Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Arrowhead Ranch Phase 3 Final Plat

Exhibit 3 – Outstanding Comments Letter

Recommended Action	Deny Plat with the outstanding comments.
Alternatives/Options	Approve the Plat; Approve the Plat with Conditions
Budget/Financial impact	N/A
Public comments	None received at this time
Enforcement Issues	N/A
Comprehensive Plan Element	N/A